



Helping to Protect One of the Largest Investments of a Lifetime.

## Colorado Home Warranty

### Optional Buyer Coverage

#### **CENTRAL AIR CONDITIONING/COOLER**

**Covered:** Ducted electric central air conditioning, ducted electric wall units and evaporative coolers.

**Not Covered:** Window units, humidifiers, condenser housing, registers, grills, gas air conditioners, filters (including electronic air cleaner), underground or outside piping and components for geothermal and/or water source heat pumps, evaporative cooling pads, recapture/reclaim of refrigerant, inaccessible Freon leaks, general maintenance, water towers, and roof jacks or stands.

**Note:** In the event CHW determines the air conditioning unit must be replaced, CHW will replace with comparable unit compliant with current Season Energy/Efficiency Ratio (SEER) standards required by federal, state or local governments. CHW is not responsible for construction or carpentry that may be necessary for installation of replacement unit, as dimensions may be different from original unit due to the current SEER standards.

#### **CLOTHES WASHER AND DRYER**

**Covered:** All components and parts that affect the operation of the unit.

**Not Covered:** Knobs, dials, springs, hinges, venting, plastic mini-tubs, soap dispenser, filter, lint screen, trim kits and damage to clothing.

#### **SEPTIC TANK**

**Covered:** Coverage is only in effect with the provision that a septic certification was completed within 90 days prior to start of coverage. A copy of the certification may be required prior to dispatching service. Stoppage due to septic tank back-up will be covered by a one-time pumping during the term of the contract.

**Not Covered:** Cost of locating or gaining access to tank, septic tanks, disposal of waste, chemical treatment of septic tank and/or sewer lines, mechanical pump or systems, leach lines, and cost of hook-ups.

#### **WELL PUMP**

**Covered:** All components and parts of well pump for domestic use only.

**Not Covered:** Redrilling of wells, pressure tanks, storage or holding tanks, well casing, piping or electrical lines, damage due to low water table, mud, tampering, access to repair well pump systems, booster pumps, improper installation, mineral deposit build-up, electrical and control cables, control boxes, relays and capacitors, well pump and well pump components for Geo-thermal and/or water source heat pumps.

#### **LIMITED ROOF LEAK COVERAGE**

**Covered:** Shake, shingle, composition, tile roofs leaks, specific leaks that occur in the roof located over the occupied living area (excluding garage), provided the leaks are the result of rain and/or normal wear and deterioration and the roof was watertight & in good condition on the effective date of the contract.

**Not Covered:** Patios, porches, drain lines, flashing scuppers, glass, sheet metal, improper construction or repair, broken or missing material, foam roofs, tar and gravel, metal roofs, flat or built-up roofs, structural leaks adjacent to or caused by appendages of any kind, gutters, downspouts, skylights, decks, patio covers, solar equipment, roof jacks, antennas, chimneys and preventive maintenance.

**Limit:** \$500 maximum in the aggregate per contract for specific leaks.

**Note:** If the roof must be partially or completely replaced to affect repair, this coverage does not apply.

#### **POOL/SPA EQUIPMENT**

**Covered:** All above ground and accessible parts and components of the heating, filtration systems as follows: heating unit, pump motor, pump, filter, filter timer, seals, gaskets, valves, relays, switches, bearings, and above ground plumbing and wiring.

**Not Covered:** Pool sweep motor pump and related equipment, lights, liners, jets, skimmers, structural defects, inaccessible components, solar equipment, ozonators, chlorinators and other water chemistry control equipment and electronic/computerized control equipment.

**Limit:** \$750 maximum in aggregate for diagnosis, repair or replacement of pool and spa equipment.

#### **GAS FIREPLACES**

**Covered:** All mechanical parts and components that affect the operation of the unit.

**Not Covered:** Improper installation and venting, manufactured logs, glass doors, discoloration on surrounds, remote transmitters/controls or previous repair by others.